

Getting Strategic Projects to the Starting Line

GALLUP AND MCKINLEY COUNTY:

COMMUNITY REPORT ON USE OF LGPF INVESTMENTS

**NMFA
LOCAL GOVERNMENT
PLANNING GRANT (LGPF)
PROGRAM**

PRESENTATION OVERVIEW

- Introductions
- Program Overview
- Statewide Impact
- Examples for the Northwest Region
 - Gallup Energy Logistics Park
 - McKinley County Economic Development Feasibility Study
 - Targeted Industries Study
 - Economic Planning / Preliminary Engineering Report / Traffic Assessment
 - City of Gallup: Metropolitan Redevelopment Area (MRA) Plan
- Conclusion, Questions, & Contact Us

INTRODUCTIONS

PRESENTERS:

Northwest NM Council of Governments:



Jeff Kiely, Executive Director
Evan Williams, Deputy Director

Greater Gallup Econ. Development Corp.:



Michael Sage, Deputy Director

City of Gallup:



Maryann Ustick, City Manager
C.B. Strain, City Planner

PROGRAM OVERVIEW

The purpose of the **Local Government Planning Fund** (“LGPF”) is to provide up-front capital necessary to allow for proper planning of vital public projects, including infrastructure, water and wastewater preliminary engineering reports, long-term master plans, water conservation plans, economic development plans or energy audits.

Created in 2002, the fund provides up-front capital necessary to allow for proper planning of vital water and wastewater projects.

- The 2005 and 2012 Legislatures broadened project eligibility to include master plans, conservation plans, economic development plans, infrastructure plans and energy efficiency audits. Additionally, the 2012 Legislature eliminated the requirement to repay the fund if the project moves forward and the funding is now delivered as 100% grant.
- Through December 31, 2012, NMFA has made 92 grants totaling \$2,585,718 and has approved an additional 31 projects pending closure totaling \$1,343,019.

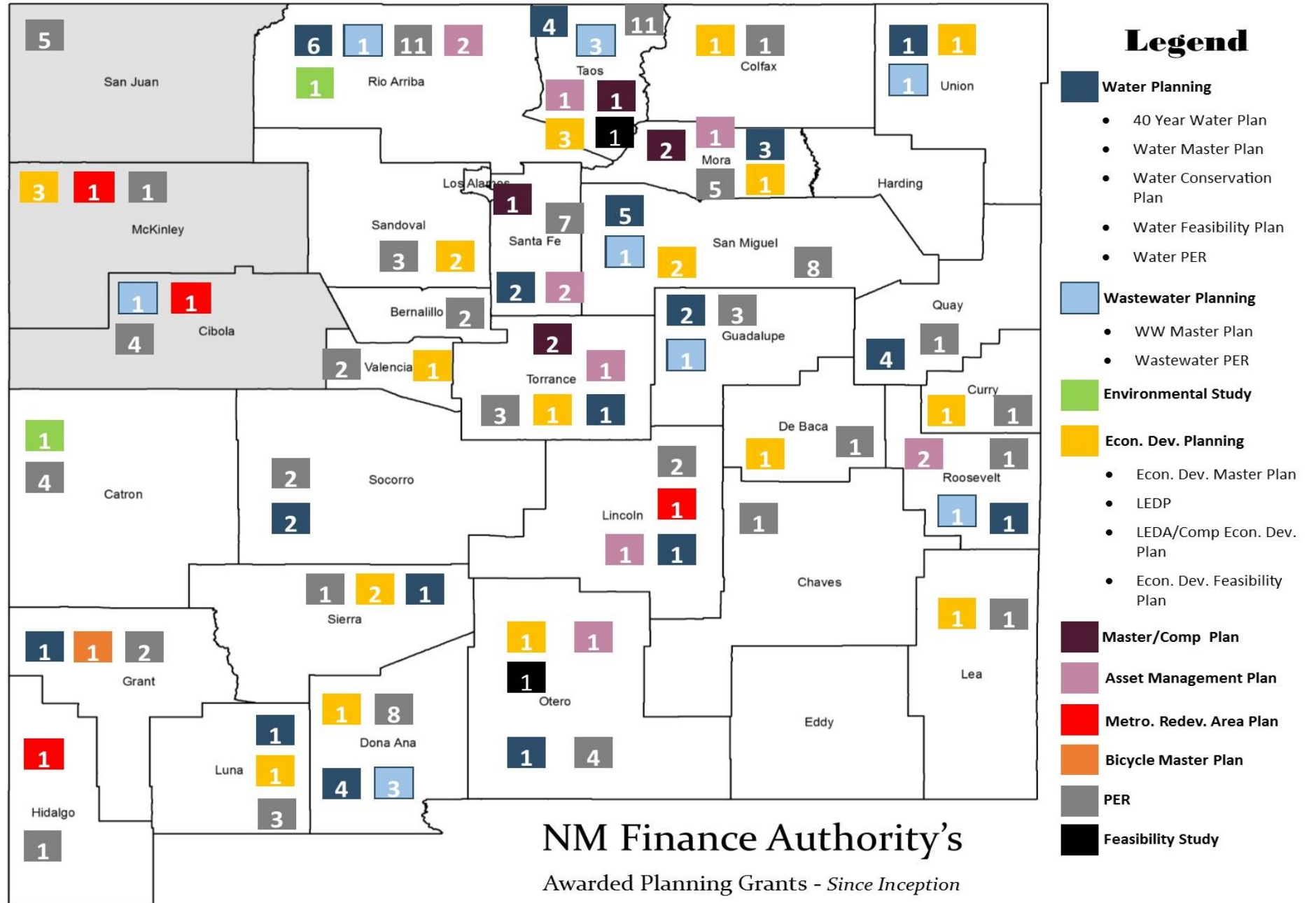
PROGRAM OVERVIEW (CONTINUED)

In 2015, the Legislature appropriated **\$3 million** from the Public Projects Revolving Fund (PPRF) to LGPF for expenditure in fiscal year 2016 and subsequent fiscal years, and do not revert to the PPRF.

- NMFA administers the LGPF and makes grants to qualified entities for planning purposes for a maximum amount of \$50,000. The grants are allocated based on **rules and policies adopted by NMFA**.
- Grants to qualified entities are determined on a sliding scale based on the entity's median household income and local burden ratio.
- Entities are allowed more than one planning grant, but cannot exceed more than \$100,000 in a 24-month period.
- According to NMFA policy, additional consideration may be given to severely disadvantaged entities seeking funds for environmental informational documents for drinking water as may be required for federal funding consideration.

Statewide Impact

Awarded Planning Grants since 2002



NM Finance Authority's

Awarded Planning Grants - Since Inception

NORTHWEST REGION PROJECT

San Juan County

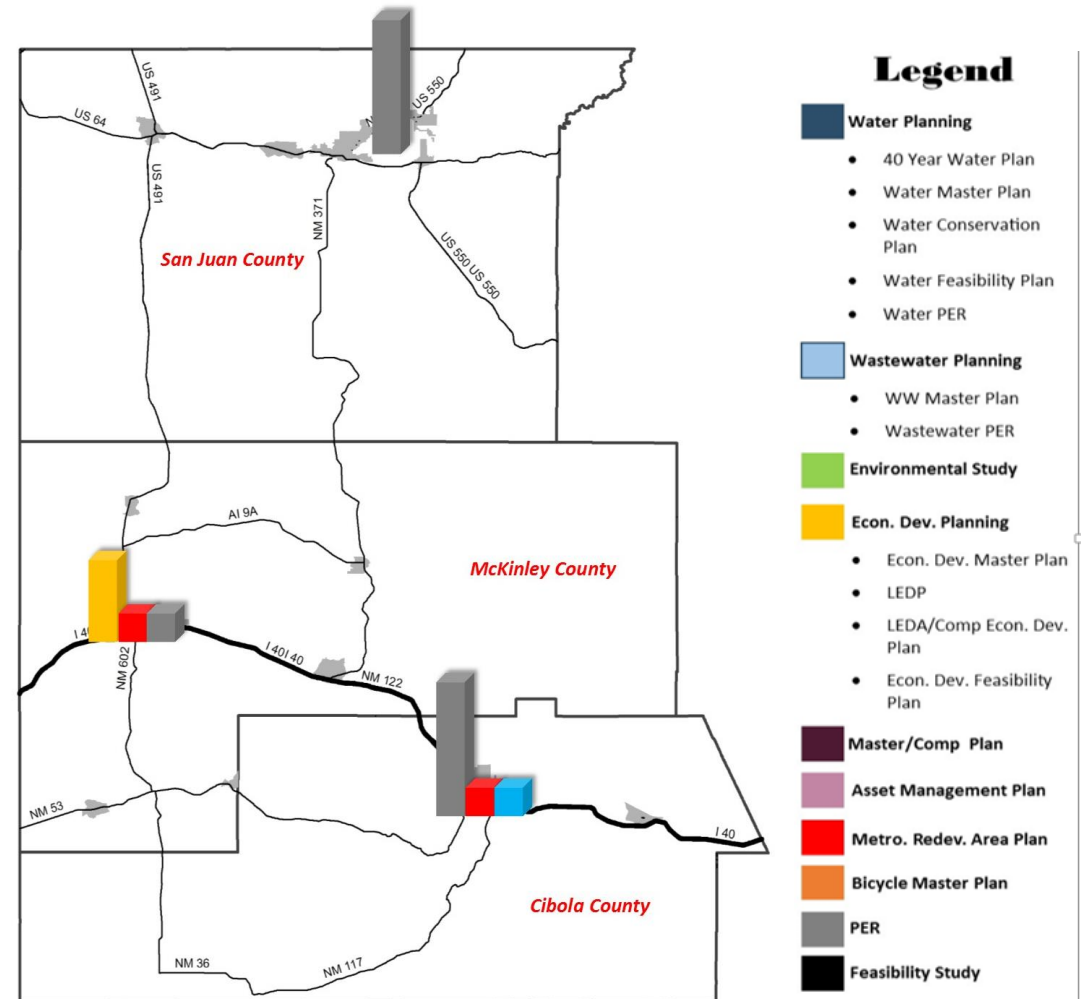
- City of Bloomfield – 2 PERs
- East Culpepper Flats DWCA – PER
- Flora Vista MDWA – PER
- Pine River MDWA – PER

McKinley County

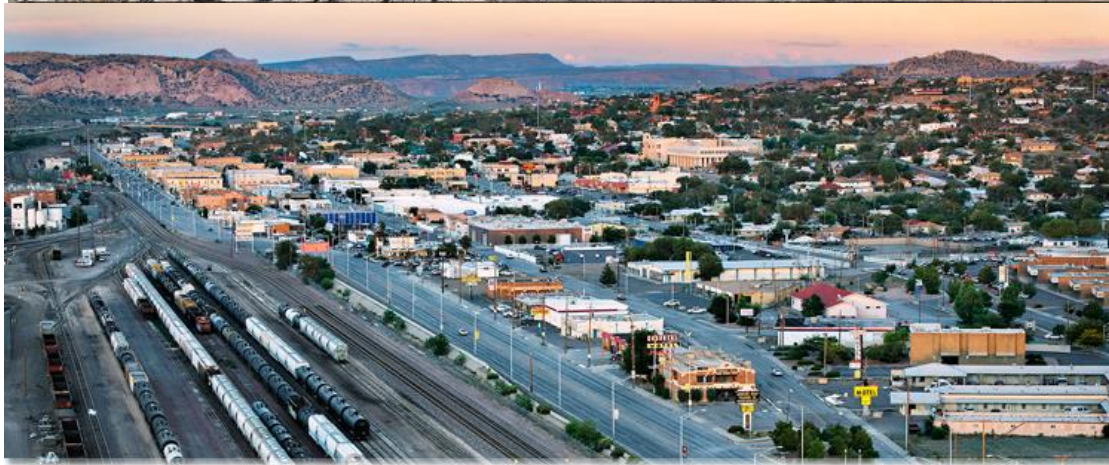
- City of Gallup
 - Economic Dev. Feasibility Study
 - LEDA/Comprehensive ED Planning
 - MRA Plan
- McKinley County – Econ. Dev. Master Plan
- White Cliffs MDWUA – PER

Cibola County

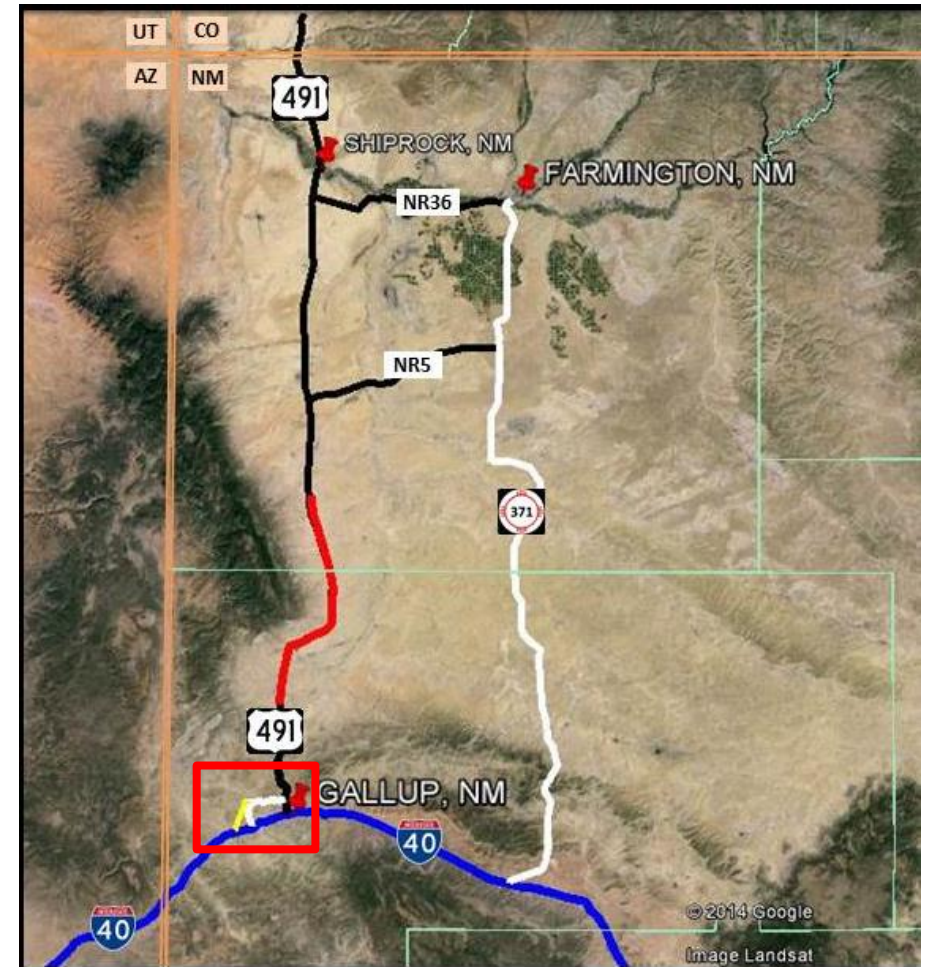
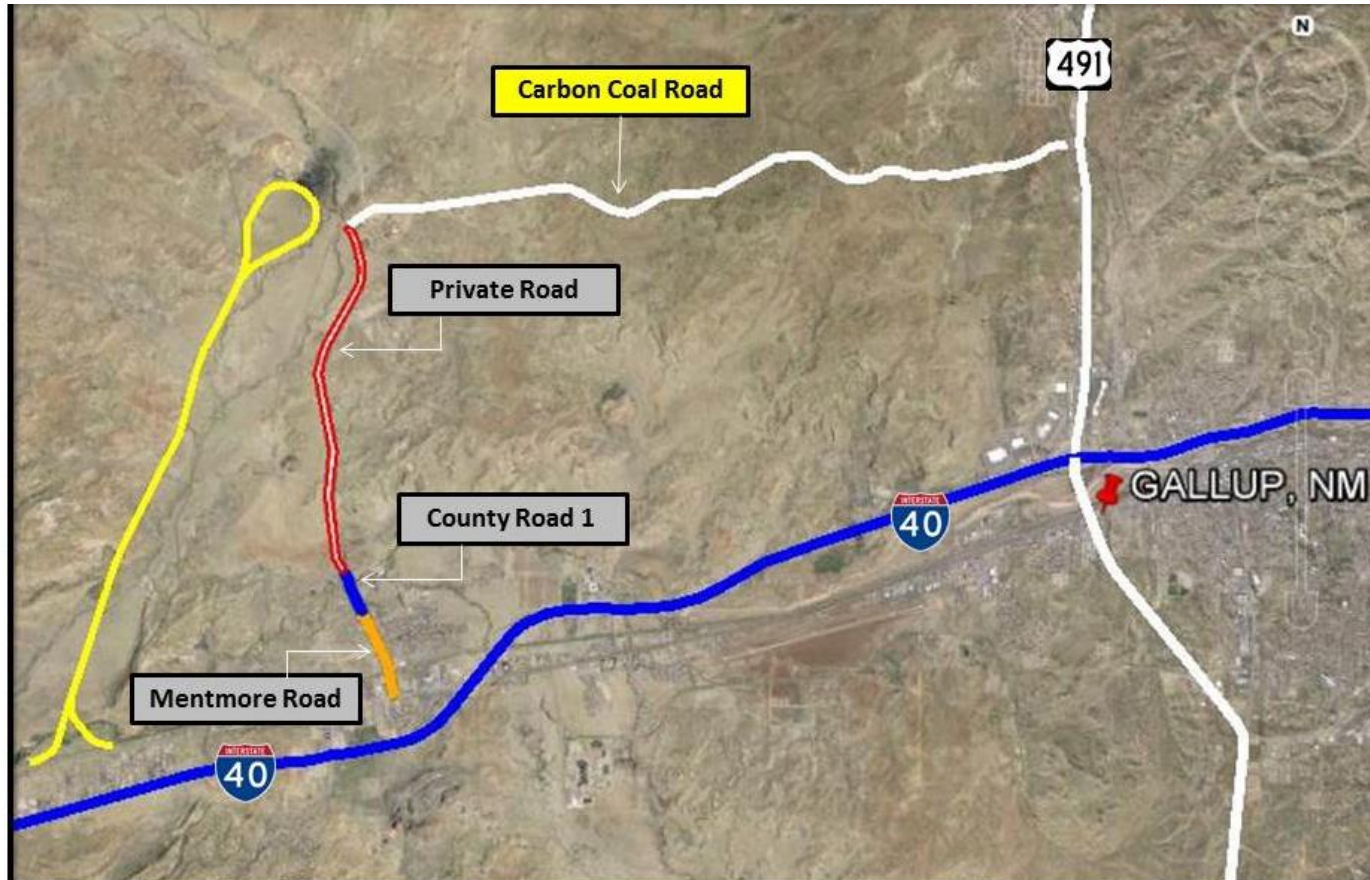
- City of Grants – PER
- Bluewater WSD – 2 PERs
- Bluewater Acres DWUA – PER



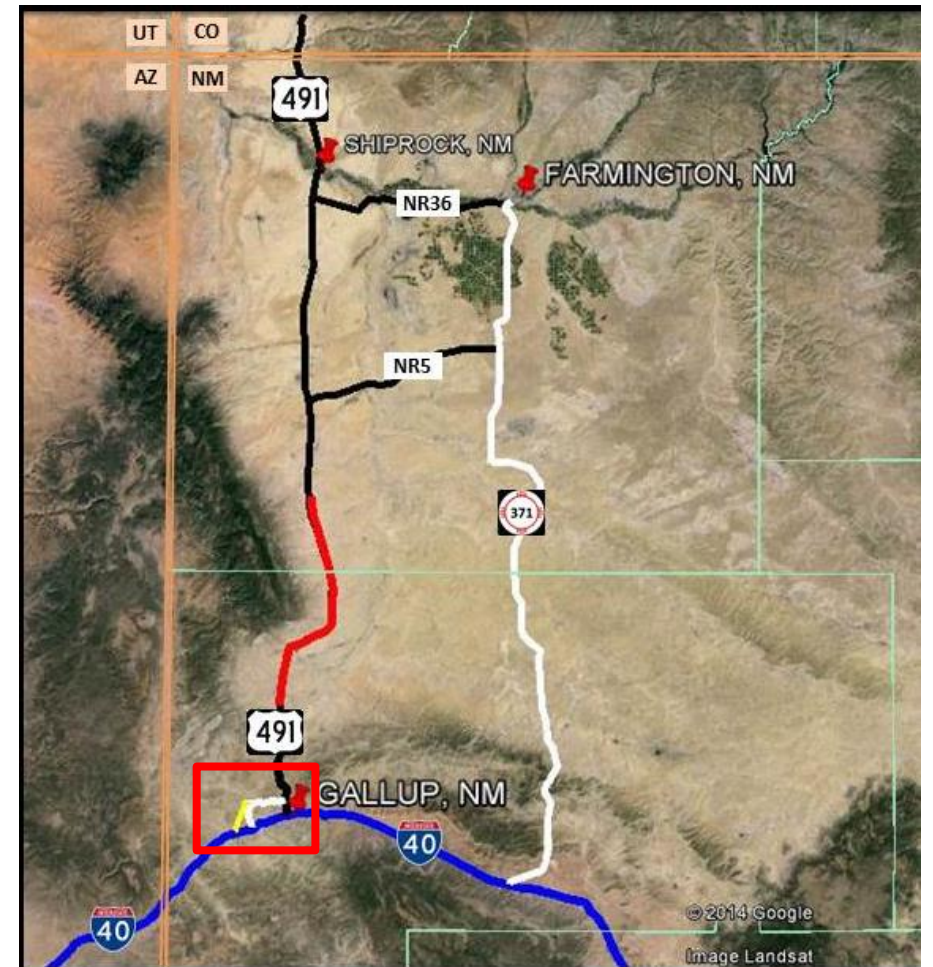
GALLUP ENERGY LOGISTICS PARK



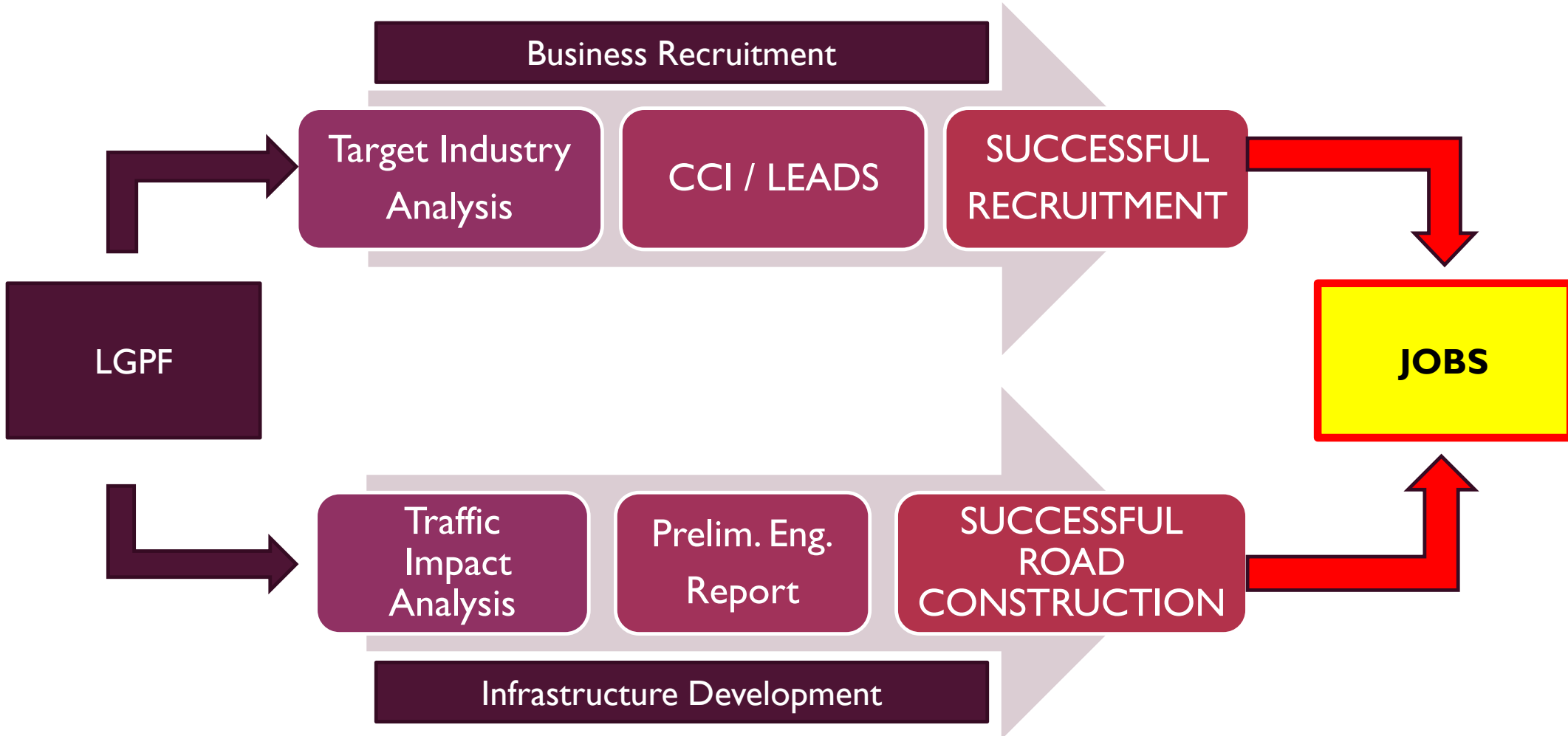
GALLUP ENERGY LOGISTICS PARK BACKGROUND



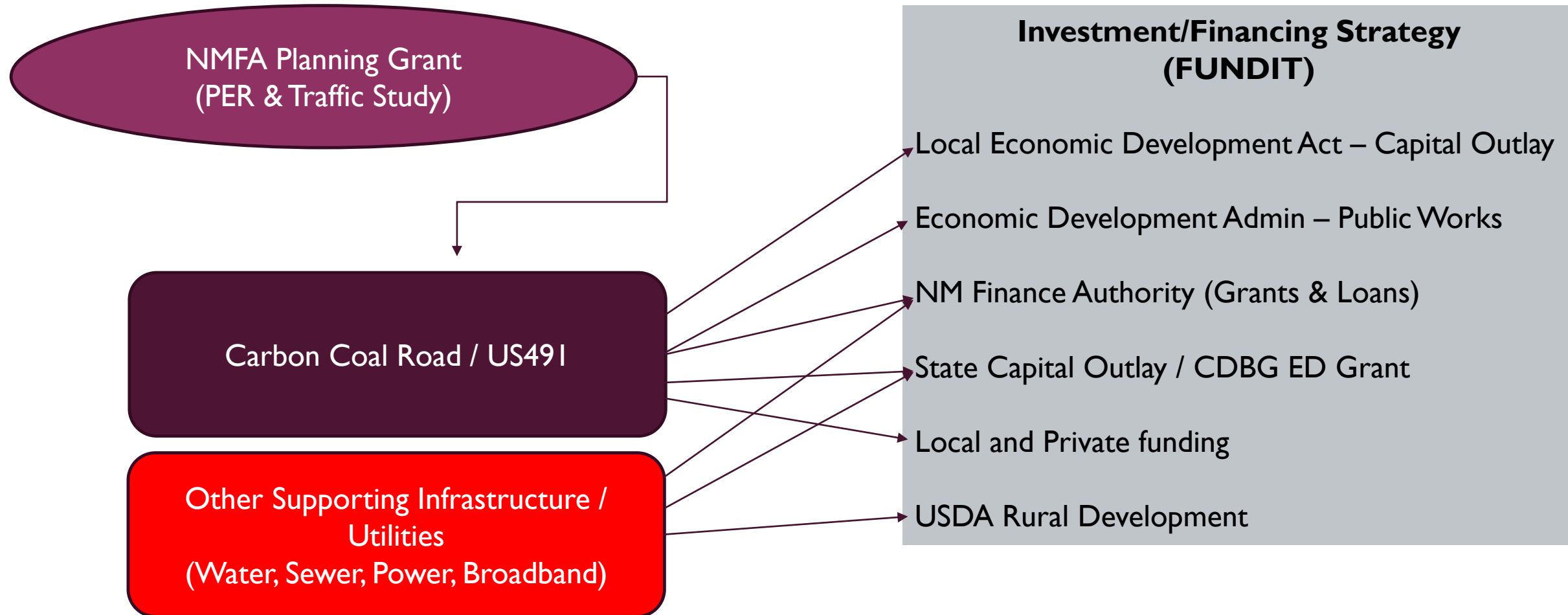
CARBON COAL ROAD



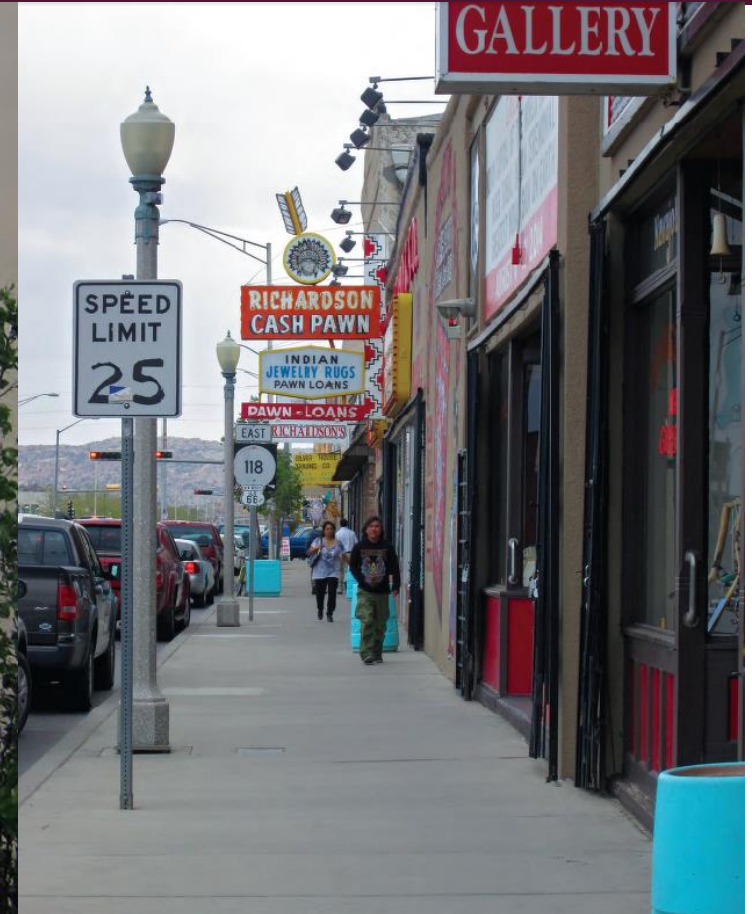
GALLUP ENERGY LOGISTICS PARK



GALLUP ENERGY LOGISTICS PARK SITE & INFRASTRUCTURE CONSTRUCTION



CITY OF GALLUP: METROPOLITAN REDEVELOPMENT PLAN



CITY OF GALLUP: METROPOLITAN REDEVELOPMENT PLAN

Part I: Introduction on Gallup Downtown Revitalization (C.B. Strain)

- Gallup, a front runner in terms of Business Improvement District (BID), MainStreet, and Arts & Cultural District (ACD)
- Blight Study through MainStreet
- First Application & Award under NMFA LGPF -- Metropolitan Redevelopment Area (MRA) Plan category

Concurrent Planning to develop a MRA Plan and Cultural Plans

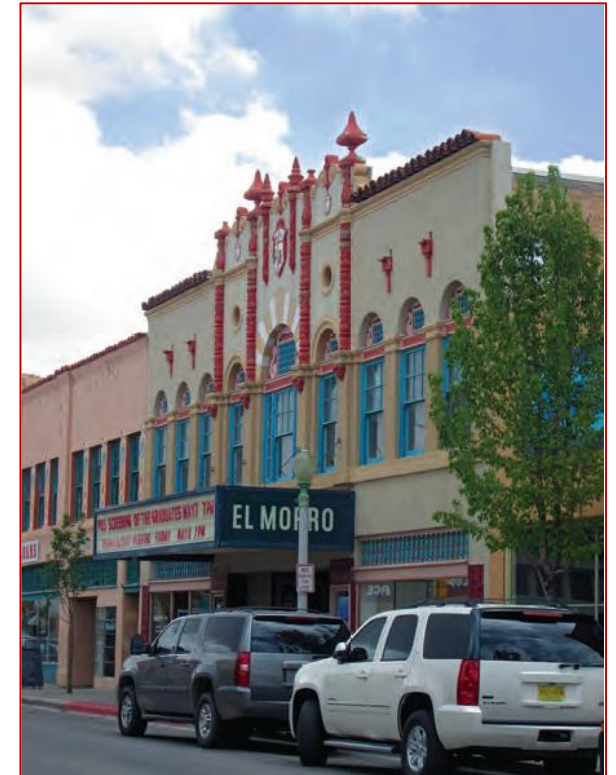


	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
1. Kick-off Meeting	■						
2. Existing conditions/assets/community profile	■	■	■				
3. Market analysis		■	■	■			
4. Vision/Goals/Community process		■	■	■	■	■	■
4.a. Steering Committee meetings		■	■	■	■	■	
4.b. Interviews/Focus Groups		■	■	■			
4.c. Charrette/Workshop				■			
5. Draft MRA Master Plan and A&CD Plan				■	■	■	
6. Implementation Strategies/Funding Sources					■	■	
7. Review by State Agencies and Revise Plan					■	■	
8. Community Open House on draft Plans						■	
9. Council Adoption of Plans							■

CITY OF GALLUP: METROPOLITAN REDEVELOPMENT PLAN

Part II: Next Steps – Where We Are Going From Here? (Maryann Ustick)

1. Identify and Prioritizing Potential Catalytic Projects;
2. Developing Private-Public Partnership investment strategies
3. Leveraging Limited City Resources and BID Property Tax Assessments
4. Matching Potential Projects to Programs
 - **CARE 66 Affordable Housing** → Mortgage Finance Authority, Housing Authority
 - **El Morro Theater Renovation** → LEDA-Capital Outlay (Historic Theater Program)
 - **Alley Improvements & Sewer line Upgrades** → CDBG (Blight Definition)
 - **Boutique Hotel** → New Markets Tax Credit
 - **Route 66 Pedestrian Improvements** → Transportation Alternative Program
 - Tax Increment Financing District
 - MainStreet Capital Outlay
 - National Endowment for the Arts – Our Town Program



NWNMCOG @NWNMCOG · May 4

Gallup awarded \$100,000 for El Morro under Historic Theater program.

9:42 AM - 4 May 2015 · Details



CONCLUSION & QUESTIONS

- **LGPF is a Model Planning Program:**
 - *Just-in-Time Delivery:* Year-Round Source and Monthly Awards
 - *Planning:* One of the Only Planning Programs Left
 - *Helping Communities:* Get Projects to the Starting Line & Ready for Investment
- **NMFA should consider:**
 - Modifying the Sliding Scale
 - Eliminating Cooling Off Period, Must Close One to Be Eligible Again...
 - Allowing Regional Planning Grants for multiple communities
 - Council of Governments (COGs/EDDs) to serve as Fiscal Agents
 - Allow Economic Development planning for catalytic tourism projects
- **Legislature and Governor should prioritize capital outlay funding for projects evolving for this program.**

CONTACTS:



NMFA Planning Grants:

<http://www.nmfa.net/financing/planning-grants/local-government-planning-grants/>

Northwest NM Council of Governments:

Jeff Kiely, Executive Director

Evan Williams, Deputy Director

(505) 722-4327

www.nwnmcog.org



Greater Gallup Econ. Development Corp.:

Michael Sage, Deputy Director

(505) 722-2980

www.gallupcdc.com



City of Gallup:

Maryann Ustick, City Manager

C.B. Strain, City Planner

(505) 863-1220

www.gallupnm.gov



**CITY OF
GALLUP**